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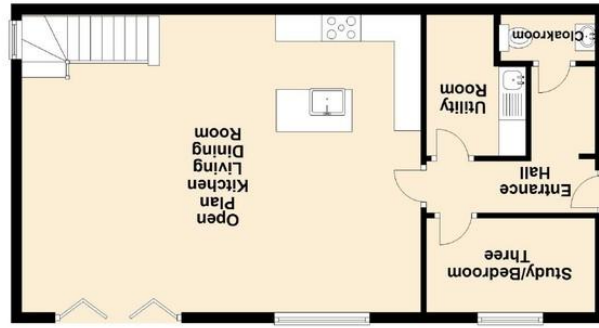


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

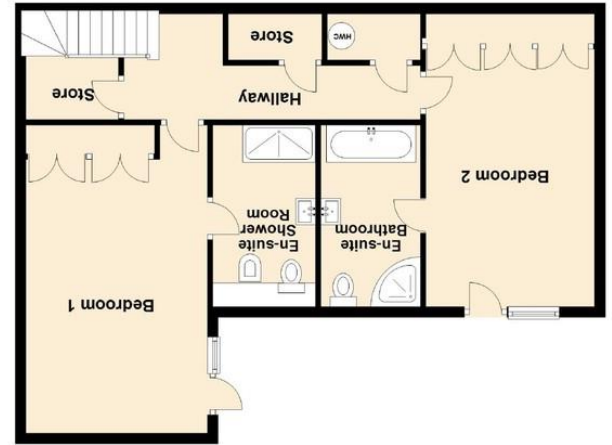


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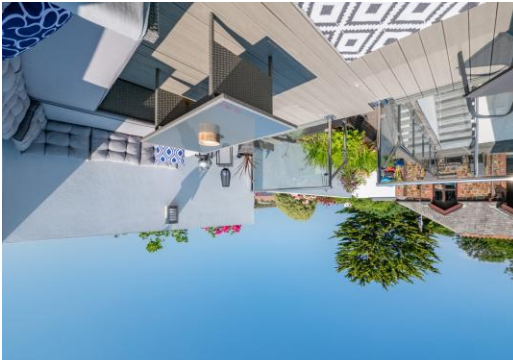
Total area: approx. 126.8 sq. metres (1365.2 sq. feet)



Ground Floor
Approx. 60.1 sq. metres (647.4 sq. feet)



Lowest Ground Floor
Approx. 66.7 sq. metres (717.8 sq. feet)



The Property Professionals...



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Trewin, Church Path

Bude, Cornwall, EX23 8LH

Price £700,000

- Situated in a highly sought location, close to town and local beaches
- Stunning individual detached contemporary house
- Impressive vaulted open plan kitchen/living/dining room
- Two double bedrooms, both with en suite, study/bedroom three
- Private low maintenance courtyard garden, garage and parking



The property professionals

Trewin, Church Path

Bude, Cornwall, EX23 8LH

Price £700,000

Trewin offers a rare and exciting opportunity to purchase a contemporary detached house situated in the highly sought after Church Path, located within a few minutes walk of Bude canal, Summerleaze beach and town centre.

Constructed in 2015 the property is finished to a very high standard, with under floor heating on both floors provided via an air source heat pump. Internally the house offers the following well presented accommodation: entrance hall, cloakroom, impressive double height vaulted open plan kitchen dining living room with double bi-fold doors offering pleasant views offer the downs and coastline.

On the lower ground floor there are two double bedrooms both with built in wardrobes and two well appointed en suites and doors leading out to the courtyard garden. in the hallway there are two useful store cupboards

Outside there is a single garage with off road parking to the front for one vehicle and a private enclosed courtyard garden to the rear which is laid to attractive patio and composite decking for ease of maintenance.

ENTRANCE HALL

Entering via a solid oak wood door with feature glass panel to the entrance hall. Inset spotlights, loft hatch, attractive wood laminate flooring, coat hanging space and door to:

CLOAKROOM

5' 10" x 3' 2" (1.78m x 0.97m) Modern white two piece suite comprising white high-gloss vanity unit with freestanding basin and chrome mixer pillar tap, pushbutton low flush WC with soft close seat and nonslip tiled flooring.

STUDY/BEDROOM THREE

10' 5" x 5' 10" (3.18m x 1.78m) A light and airy 'study' with aluminium double glazed window to the rear elevation offering a pleasant outlook over the courtyard garden and rooftop views towards The Downs. Inset spotlights, wall mounted underfloor heating thermostat and continuation of the wood laminate flooring.

UTILITY ROOM

8' 6" x 6' 2" (2.59m x 1.88m) Fitted with a range of white high-gloss wall and floor cupboards with soft close doors, fitted wood effect worksurface over. Inset stainless steel sink with side drainer and mixer tap over, space and plumbing for washing machine, Inset spotlights and extractor fan, wall mounted underfloor heating thermostat and nonslip tiled flooring.

OPEN PLAN LIVING/KITCHEN.DINING ROOM

24' 7" x 18' 4" (7.49m x 5.59m) A impressive double height open plan room with vaulted ceiling, exposed wooden ridge beam and 'A' frame. This light

and airy reception room benefits from full height aluminium double glazed bi-fold doors that lead to the enclosed courtyard, further floor to ceiling window to the rear elevation enjoying views towards the downs and coastline, with three Velux windows flooding the room with light.

The kitchen area is finished with a wide range of matching white high-gloss wall and floor cupboards with soft close drawers and doors. Fitted granite worksurface over with matching up stands, central island unit incorporating an under mounted one and a half bowl sink with mixer tap over and a in cut drainer, space and plumbing for American style fridge freezer. Integrated Neff appliances comprise touch control hob with stainless and glass extractor canopy over, electric oven, microwave/oven, dishwasher and non slip tiled flooring.

LOWER GROND FLOOR

Inset spotlights, door to generous under-stairs storage cupboard (6'7 x 5'11) Further storage and cupboard housing the pressurised water cylinder and underfloor heating manifolds.

BEDROOM ONE

19' 00" x 11' 2" (5.79m x 3.4m) A spacious master bedroom with a UPVC double glazed door with matching side panel opening out into the garden. Fitted with a range of white high-gloss wardrobes, inset spotlights, high-level TV point and socket, wall mounted underfloor heating thermostat. Door to:-

ENSUITE

11' 4" x 6' 3" (3.45m x 1.91m) A well appointed room with a UPVC obscure double glazed window to the rear elevation, inset spotlights and extractor fan. Attractive fully tiled walls and flooring with underfloor heating. A glass shower screen with soak head style shower and separate hand attachment, white high gloss wall hung vanity unit incorporating basin and mixer tap, wall mounted illuminated mirror, concealed cistern with toilet bowl, bidet and a wall mounted electric towel rail.



BEDROOM TWO

15' 08" x 10' 05" (4.78m x 3.18m) Double bedroom with UPVC double glazed door with matching side panel opening into the garden. Fitted white high-gloss built-in wardrobes, inset spotlights, high-level TV point and socket and wall mounted underfloor heating thermostat. Door to:-

ENSUITE BATHROOM

11' 4" x 6' 2" (3.45m x 1.88m) Another well appointed bathroom with UPVC obscure double glazed window to the rear elevation, inset spotlights and extractor fan. Attractive half height wall tiling and tiled flooring with underfloor heating, double ended bath with central chrome mixer tap, double shower enclosure with mains fed shower over, white high gloss wall hung vanity unit incorporating basin and mixer tap, wall mounted illuminated mirror, push button low flush WC.

GARAGE

18' 07" x 10' 11" (5.66m x 3.33m) Electrically operated up and over door and wooden glazed window, wooden pedestrian door to the side with access to the garden, light and power connected.

COUNCIL TAX

Band D

SERVICES

Mains electric, water and drainage, Air source heat pump.

TENURE

Freehold.



FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From the Bude office proceed along The Strand to the mini roundabout, bear right over the bridge, pass the turning to Breakwater Road and take the next immediate turning right towards St Michael's Church. Please meet at the Church car park for all accompanied viewings.

